

## SIDEWALK PERFORMANCE AGREEMENT

THIS AGREEMENT is hereby made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, between **Daws-Roberts General Contractors, Inc.**, hereinafter called "the Developer," and **Leon County**, a political subdivision of the State of Florida, hereinafter called "the County."

WHEREAS, **Daws-Roberts General Contractors, Inc.** has presented to the Board of County Commissioners of Leon County, Florida, a certain map or plat of a subdivision named and designated **Wolfcreek Subdivision** which map or plat is hereby attached as Exhibit "A" and made a part hereof by reference, and

WHEREAS, as a condition to the acceptance and recording of said map or plat, the County has required that the Developer enter into an agreement to construct sidewalks in said subdivision in accordance with plans and specifications approved by the County within a period of 2 years or 75% build out whichever comes first from date hereof, and to further agree to maintain sidewalks aforesaid for a period of two (2) years after completion of such construction, or to reimburse the County for all expenses incurred in repair or defects in materials and/or workmanship that become apparent within two (2) years after completion of such construction, and acceptance, and to post bond in the amount of \$84,091.70 conditioned for the faithful performance of said agreement, said bond to have as surety thereon some surety company authorized to do business under the laws of the State of Florida.

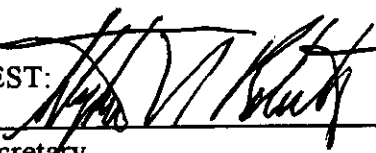
NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Developer hereby agrees to construct sidewalks in **Wolfcreek Subdivision** in accordance with plans and specifications approved by the County, within a period of 2 years from date hereof, or 75% build out, whichever comes first, and upon completion of said construction and acceptance thereof by the County to maintain said sidewalks for a period of two (2) years, or to reimburse the County for all expenses incurred in repair of any defects in materials and/or workmanship that become apparent within two (2) years after completion of construction of said sidewalks and acceptance thereof by the County,

PERFORMANCE OF THIS AGREEMENT by the Developer shall be secured by surety bond in the amount of \$84,091.70 with surety thereon approved by the County.

IN WITNESS WHEREOF, **Daws-Roberts General Contractors, Inc.** has hereunto caused its name to be signed and its corporate seal affixed by its appropriate officers and Leon County Commissioners and its seal affixed by the Clerk of said Board, the day and year first above written.

**DEVELOPER**

By:  (Seal)  
Stephen C. Daws, President

ATTEST:  (Seal)  
Its Secretary

**LEON COUNTY, FLORIDA**

BY: \_\_\_\_\_  
Jane Sauls, Chairman  
Board of County Commissioners

ATTEST:  
Bob Inzer, Clerk of the Circuit Court  
Leon County, Florida

BY: \_\_\_\_\_

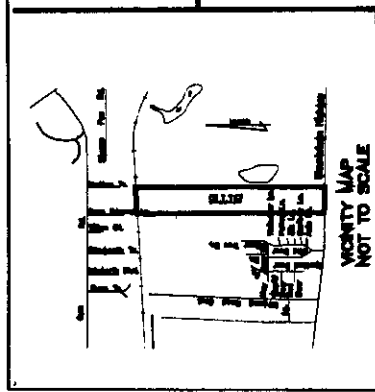
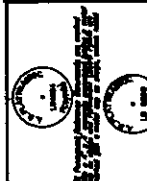
APPROVED AS TO FORM:  
Leon County Attorney's Office

BY: \_\_\_\_\_  
Herbert W.A. Thiele, Esq.

# WOLF CREEK SUBDIVISION

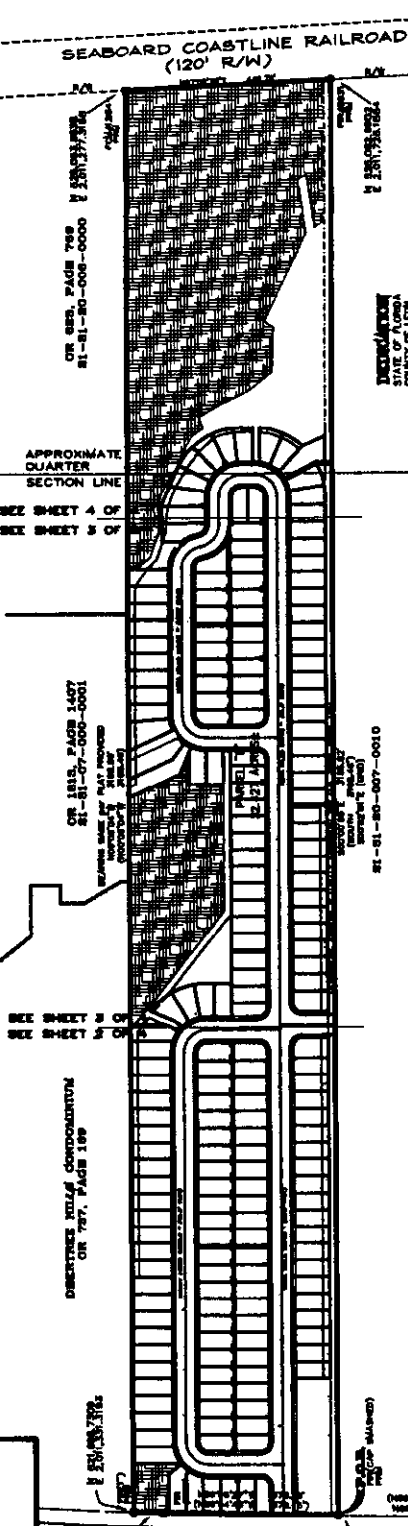
A SUBDIVISION IN THE EAST HALF OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA

PREPARED BY:  
**A. D. PLATT & ASSOC., INC.**  
 LAND SURVEYORS  
 459 JOHN KNOX ROAD, TALLAHASSEE, FLORIDA, 32303  
 (850) 385-1038  
 PAGE 1 OF 4



GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 500 ft.

NOTE: A TIE HAS BEEN MADE TO THE FLORIDA NORTH ZONE BY OBSERVING THE GLOBAL POSITIONING SATELLITE NETWORK WITH GPS RECEIVERS. THESE OBSERVATIONS, BEARINGS AND DISTANCES SHOWN WITH (GPD) BEHIND THEM ARE BEING SHOWN FOR COMPARISON OF THE SURVEY BEARING BASE WITH GRID NORTH.



STATE OF FLORIDA  
 COUNTY OF LEON

NOTICE: These presents the DATED-RECORDS OFFICE, County of Leon, Florida, for the purpose of the land shown herein, subject to the State of Florida, and more particularly described as follows:

On this day of May, 2004, I, the County Clerk of Leon County, Florida, have received from the State of Florida, the following description of the land shown herein, subject to the State of Florida, and more particularly described as follows:

The record and land to be divided and subdivided as shown herein and more particularly described as follows: The land shown herein, subject to the State of Florida, and more particularly described as follows:

THIS ENGINEER  
 Accepted for files and recorded this day of May, 2004, in Leon County, Florida.

COUNTY COMMISSION  
 The Board of County Commissioners of Leon County, Florida, approves and joins in the dedication of this plat.

SITE PLAN REVIEW APPROVAL  
 This plat conforms to the site development plan previously approved under the provisions of the Leon County Code of Laws this day of May, 2004.

COUNTY ATTORNEY  
 COUNTY ENGINEER

NOTICE:  
 1) The survey was done in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 177, F.A.C.  
 2) The survey was done in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 177, F.A.C.  
 3) The survey was done in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 177, F.A.C.

NOTICE:  
 The construction of permanent structures, including driveways, is prohibited within drainage and utility easements.

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.  
 JAMES P. JOHNSON  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER #0069  
 LAST REVISION: 5/27/04

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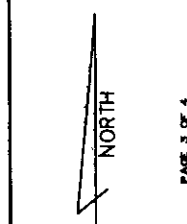
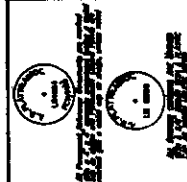
# WOLF CREEK SUBDIVISION

A SUBDIVISION IN THE EAST HALF OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA

PREPARED BY:  
A. D. PLATT & ASSOC., INC.  
488 JOHN KNOX ROAD, TALLAHASSEE, FLORIDA, 32303  
(850) 395-1036

## LEGEND:

1. All lots shown on this plat are subject to the following conditions:  
a. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
b. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
c. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
d. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
e. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
f. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
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s. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
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v. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
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y. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.  
z. The plat is subject to the terms and conditions of the plat of the Wolf Creek Subdivision, Leon County, Florida, recorded in Public Records of Leon County, Florida, Book 10, Page 100.



PAGE 3 OF 4

## GRAPHIC SCALE



(IN FEET)  
1 inch = 80 ft.

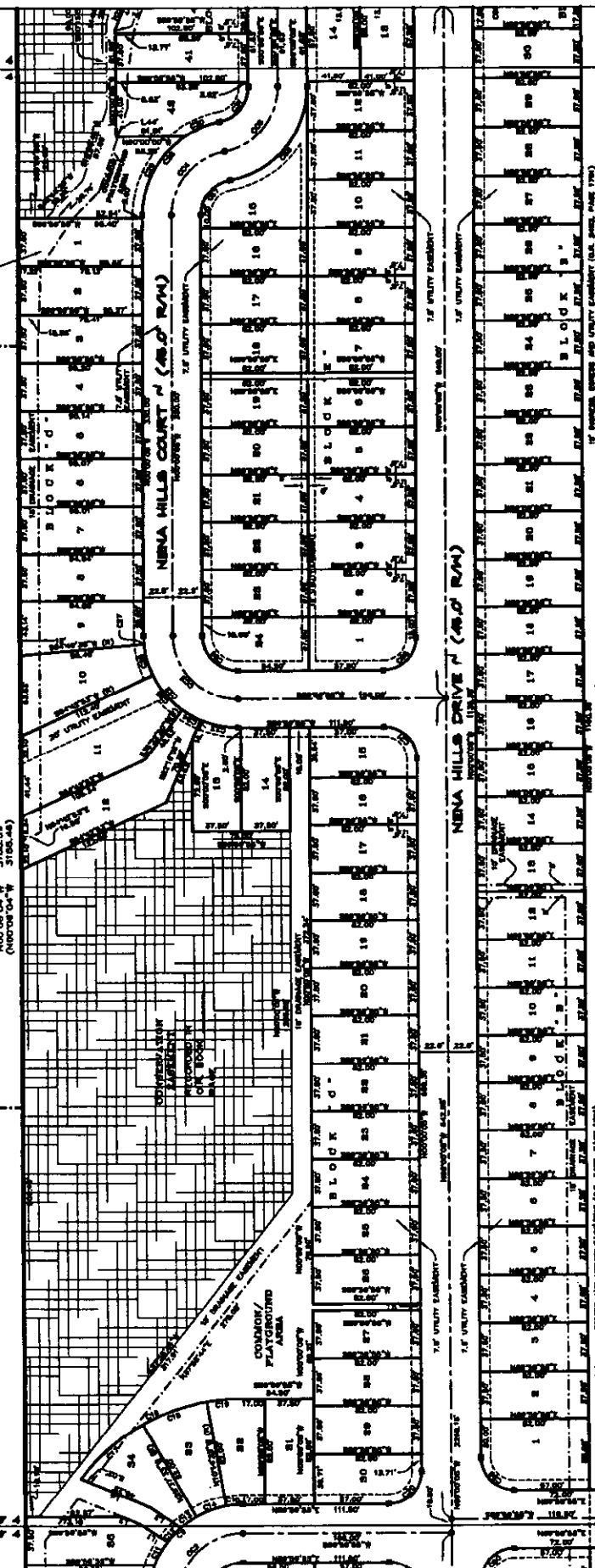
OR SEE, PAGES 788  
81-81-80-008-0000

NOTE: 4 FOR 8774  
OF 8774

OR 1818, PAGES 1407  
81-81-07-000-0001

BEARING BASE FOR PLAT PROVIDED  
N00°00'00"W 3168.48'  
N00°00'00"W 3168.48'

DEERTRAIL HILLS CONDOMINIUM  
OR 787, PAGE 188



SCOUTS' TRAIL  
(COUNT 3168.48')

LINE	TABLE
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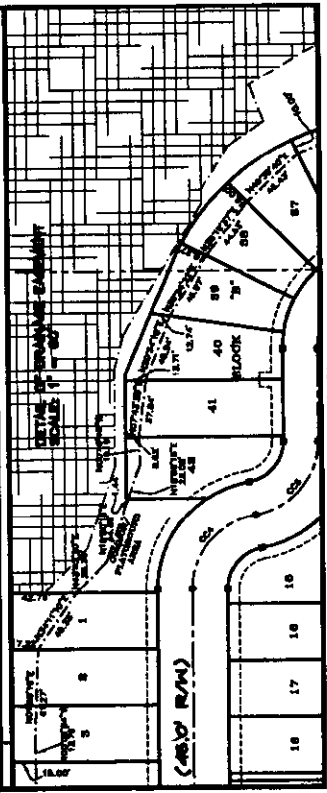
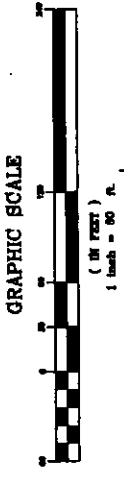
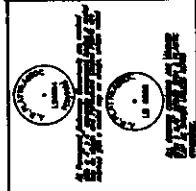
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94	94.00
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# WOLF CREEK SUBDIVISION

A SUBDIVISION IN THE EAST HALF OF SECTION 31,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA

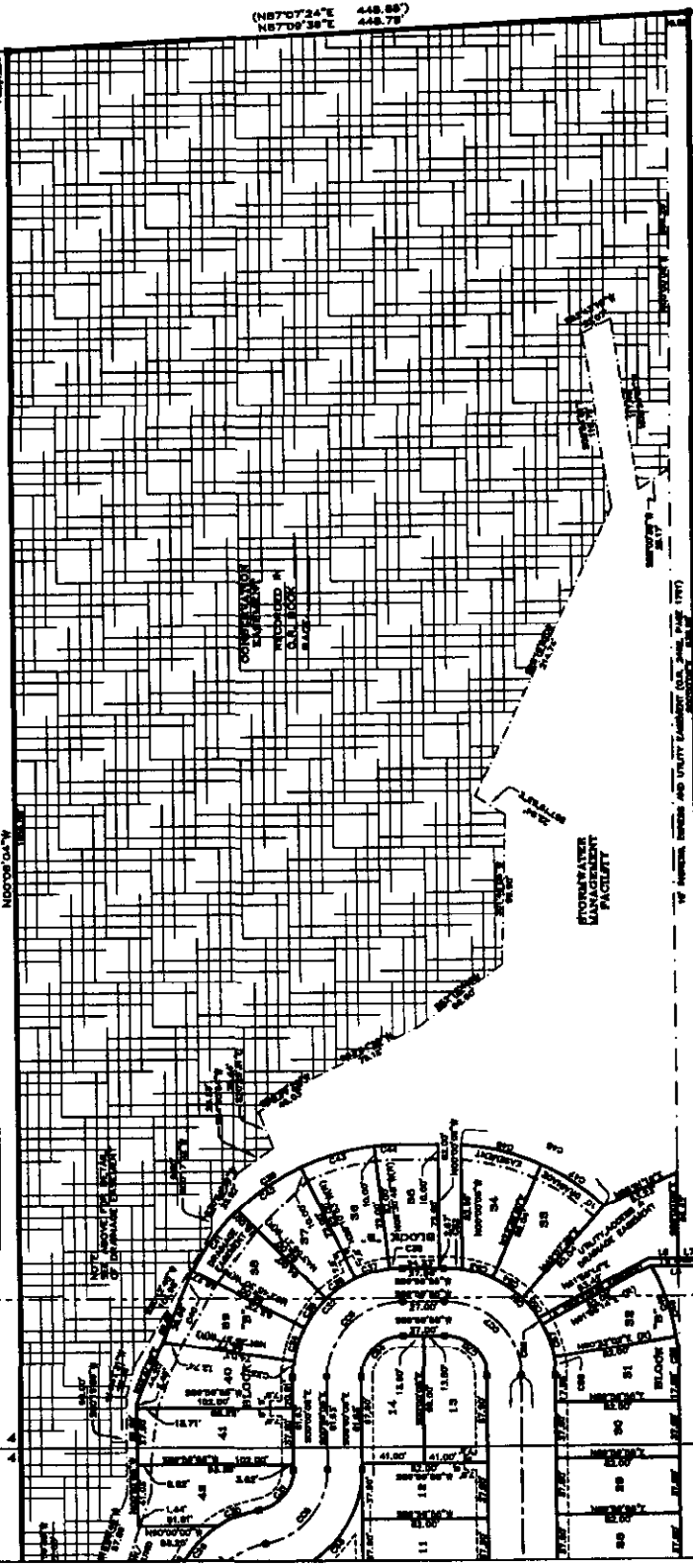
PREPARED BY:  
**A. D. PLATT & ASSOC., INC.**  
LAND SURVEYORS  
485 JOHN KNOX ROAD, TALLAHASSEE, FLORIDA 32303  
(850) 385-1038



OR ASS. PAGES YES  
SI-31-80-006-0000

SEABOARD COASTLINE RAILROAD  
(120' R/W)

(N87°07'24"E 445.88'  
N87°09'38"E 445.79')



LINE	BEARING	DISTANCE	AREA
1	N 87° 07' 24" E	445.88'	
2	N 87° 09' 38" E	445.79'	
3	S 87° 07' 24" E	445.88'	
4	S 87° 09' 38" E	445.79'	
5	N 87° 07' 24" E	445.88'	
6	N 87° 09' 38" E	445.79'	
7	S 87° 07' 24" E	445.88'	
8	S 87° 09' 38" E	445.79'	
9	N 87° 07' 24" E	445.88'	
10	N 87° 09' 38" E	445.79'	

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6	N 87° 09' 38" E	445.79'	
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LINE	BEARING	DISTANCE	AREA
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2	N 87° 09' 38" E	445.79'	
3	S 87° 07' 24" E	445.88'	
4	S 87° 09' 38" E	445.79'	
5	N 87° 07' 24" E	445.88'	
6	N 87° 09' 38" E	445.79'	
7	S 87° 07' 24" E	445.88'	
8	S 87° 09' 38" E	445.79'	
9	N 87° 07' 24" E	445.88'	
10	N 87° 09' 38" E	445.79'	

APPROXIMATE QUANTITIES  
SECTION LINE

SEE SHEET 4 OF 4  
SEE SHEET 5 OF 4

NORTH

PAGE 4 OF 4